

GARAGES LESS THAN 5' FROM SHARED PROPERTY LINE

- Each detached garage must meet the requirements of the 2015 MN Residential Code R302 & Table R302.1(1).
- Detached garages within 2' of the property line may have projections no more than 4". When the wall setback is 2'-6" or greater, projections must be at least 24" from the property line.
- No window or door openings are allowed in exterior walls which are located less than 3' from a neighbor's property line.
- The exterior walls (both sides), soffit and fascia are to be protected with fire rated exterior sheathing. Install 1-hr material, such as 5/8" gypsum board, or equivalent, on the inside of wood framing to roof deck, on the outside of wood framing, the underside of the projection and on the fascia, unless outside protection also extends to the roof deck.
- Examples of accepted materials include the following.
 - 5/8" exterior grade gypsum sheathing
 - 7/8" cement stucco
 - Rated fiberglass sheathing such as densglass or equivalent
 - (*Typical siding may be installed over sheathing; however, sheathing/ gypsum board inspections are required before siding is installed.)

